



Corporation of the City of NEW WESTMINSTER

A vibrant, compassionate, sustainable city that includes everyone.

PUBLIC HEARING

MINUTES

December 6, 2021

PRESENT:

Mayor Jonathan Cote
Councillor Chinu Das
Councillor Patrick Johnstone
Councillor Jamie McEvoy
Councillor Nadine Nakagawa
Councillor Mary Trentadue

ABSENT:

Councillor Chuck Puchmayr (Due to Conflict of Interest)

STAFF PRESENT:

Ms. Lisa Spitale	Chief Administrative Officer
Ms. Jacque Killawee	City Clerk
Ms. Emilie Adin	Director of Climate Action, Planning and Development
Ms. Carolyn Armanini	Planner, Office of the Chief Administrator
Ms. Dilys Huang	Planner, Climate Action, Planning and Development
Ms. Lisa Leblanc	Director of Engineering Services
Mr. John Stark	Supervisor of Community Planning
Ms. Nicole Ludwig	Assistant City Clerk

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Mayor Cote opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. STATEMENT CONCERNING THE PROPOSED BYLAW AND THE CONDUCT OF THE PUBLIC HEARING

Mayor Cote provided a statement regarding the bylaws under consideration, and the conduct of the public hearing, which included the expectation that everyone at the meeting will make every attempt through their words and actions to maintain a safe and respectful environment.

3. Crisis Response Bylaw Amendments and Housing Projects in Downtown and Queensborough

3.a Proposal Information

3.a.1 Notices of Public Hearing

- 3.a.1.1 Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) no. 8286, 2021**
- 3.a.1.2 Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned Land**
- 3.a.1.3 Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land**

3.a.2 Bylaws

- 3.a.2.1 Official Community Plan Amendment Bylaw (City-wide Crisis Response) no. 8285, 2021**
- 3.a.2.2 Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021**
- 3.a.2.3 Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021**
- 3.a.2.4 Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned land**

3.a.2.5 Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021

3.a.2.6 Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land

3.a.3 Decisions, Reports and Related Documents

3.a.3.1 Official Community Plan Amendment Bylaw (City-wide Crisis Response No. 8285, 2021) and Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021

3.a.3.1.1 Index for City-Wide Crisis Response Amendments

3.a.3.1.2 Previous Decisions, Reports and Related Documents

1. R-1 Minutes Extracts

2. R-2 Council Report – September 13, 2021

3. R-3 Council Presentation – September 13, 2021

4. R-4 Advisory Planning Commission Report – September 21, 2021

5. R-5 Council Report – September 27, 2021

6. R-6 Affordable Housing and Child Care Advisory Committee Presentation – November 9, 2021

7. R-7 Council Report – November 15, 2021

3.a.3.2 Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned land

3.a.3.2.1 Index for 60-68 Sixth Street

3.a.3.2.2 Previous Decisions, Reports and Related Documents

1. R-1 Minutes Extracts

2. R-2 Council Report – September 13, 2021

3. R-3 Council Presentation- September 13, 2021

4. R-4 Advisory Planning Commission Report – September 21, 2021
5. R-5 Presentation – BC Housing – September 27, 2021
6. R-6 Council Report – September 27, 2021
7. R-7 Council Report – November 15, 2021

3.a.3.3 Official Community Plan Amendment Bylaw (350-366 Fenton Street No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land

3.1.3.3.1 Index for 350-366 Fenton Street

3.1.3.3.2 Previous Decisions, Reports and Related Documents

1. R-1 Minutes Extracts
2. R-2 Council Report – October 28, 2019
3. R-3 Presentation – Virtual Info Session – July 8, 2020
4. R-4 Council Report – July 13, 2020
5. R-5 Council Report – August 10, 2020
6. R-6 NWDP Report and Design Package – September 22, 2020
7. R-7 NWDP On Table Items – September 22, 2020
8. R-8 NWDP Applicant Presentation – September 22, 2020
9. R-9 Council Report – September 13, 2021
10. R-10 Presentation to Council – September 13, 2021
11. R-11 APC - September 21, 2021
12. R-12 Council Report (First Reading) – September 27, 2021

13. R-13 Council Report (Second Reading) – November 15, 2021

3.1.4 Public Input

3.1.4.1 Public Input Submissions

3.1.4.1.1 City-Wide Crisis Response

Jacque Killawee, City Clerk, advised no public input submissions had been received related to Bylaw Nos. 8285, 2021 and 8286, 2021.

3.1.4.1.2 60-68 Sixth Street

Jacque Killawee, City Clerk, advised one public input submission had been received related to Bylaw Nos. 8283, 2021 and 8284, 2021.

3.1.4.1.3 350-366 Fenton Street

Jacque Killawee, City Clerk, advised no public input submissions had been received related to Bylaw Nos. 8281, 2020, and 8282, 2021. Ms. Killawee also advised that a clerical error had the title for this section on the agenda as "350-366 Sixth Street", and that this would be corrected in the minutes.

MOVED AND SECONDED

THAT Council receive the following public input submissions related to Bylaw Nos. 8283, 2021, and 8284, 2021, related to 60-68 Sixth Street:

Public Input Submissions			
Name	Date Submitted	Date Received	#
Carol Miller	November 30, 2021	December 1, 2021	C-1

Carried.

All members present voted in favour of the motion.

3.b Overview of the Proposal (Climate Action, Planning and Development)

Emilie Adin, Director of Climate Action, Planning, and Development, introduced the applications, noting three separate but closely related projects had been

bundled into one review and consultation process in order to meet funding deadlines, as well as responding to urgent needs in the community. She advised that the proposals will provide a more nimble response to time-sensitive social, physical and health needs.

1. Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021 and Zoning Amendment Bylaw (City-wide Crisis Response) no. 8286, 2021

Ms. Adin summarized the applications for Bylaw Nos. 8285, 2021 and 8286, 2021, as follows:

- The proposed changes are related to addressing urgent crises related to Provincial emergency declarations, and regionally recognized crises;
- Properties under consideration must be owned or under long-term lease by the City, BC Housing, or another public agency;
- Projects must be government agency funded and operated by a public agency or non-profit society;
- Projects must address needs identified through a BC Public Health Emergency Declaration, State of Emergency Declaration; or a crisis affecting the region;
- The proposed Official Community Plan (OCP) amendment will permit, in all land use designations, any land uses that address needs identified through a BC Public Health Emergency Declaration, a BC State of Emergency Declaration, or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster;
- The proposed Zoning Amendment includes a definition for Crisis Response Use, outlines transportation related provisions for Crisis Response Use, permits Crisis Response Uses in all zoning districts and outlines criteria with which Crisis Response Uses must comply; and,
- The proposals are in alignment with various City policies, initiatives, and strategic goals.

Climate Action, Planning and Development staff recommended Council consider Bylaw No. 8285, 2021, and 8286, 2021 for Third Reading.

NOTE: Council received the presentation for item 3 prior to item 2, as listed below.

2. Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021 and Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021 for supportive housing on Province-owned land

Carolyn Armanini, Planner, Office of the Chief Administrative Officer, summarized the application as follows:

- BC Housing is working with the City to develop supportive housing for individuals experiencing or at-risk of homelessness;
- The proposal is for 52 units of modular homes with supports for tenants, and will be staffed 24 hours a day, seven days per week (24/7);
- The OCP amendment will remove the requirement for at-grade commercial if the housing on the two sites is supportive housing;
- The rezoning amendment will change the permitted land use from Downtown Mixed Used Districts to Comprehensive Development District; and,
- The proposal aligns with multiple City policies, initiatives and strategic goals.
- Staff recommended Council consider Bylaw Nos. 8281, 2021 and 8282, 2021 for third reading.

3. Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021 and Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021 for non-market housing on City-owned land

Carolyn Armanini, Planner, Office of the Chief Administrative Officer, summarized the application as follows:

- Vancouver Native Housing Society is working with the City to develop homes for Indigenous individuals and families.
- The proposal is for 58 residential units over three storeys;
- There will be a mix of studio, one and two-bedroom apartments and affordable rental rates geared to tenant incomes;
- 20% of units will be fully accessible and the building will use energy efficient construction;

- Approval of the OCP amendment will reclassify land use from Residential – Low Density to Residential – Multiple Unit buildings;
- Approval of the zoning amendment will change permitted land use from Queensborough Neighbourhood Residential Dwelling Districts to Comprehensive Development District;
- Senior government funding is being sought and is required for the completion of this project; and,
- The proposal aligns with various City policies, initiatives and strategic goals.

Staff recommended Council consider Bylaw Nos. 8281, 2021 and 8282, 2021 for third reading.

3.c Opportunity to Speak to Council

Mayor Cote called for speakers.

NOTE: unless otherwise noted, all speakers are residents of New Westminster.

Tsitsi Watt, BC Housing provided a presentation regarding the proposal for 60-68 Sixth Street, noting the following:

- The COVID-19 Pandemic has demonstrated how important it is to keep people in safe housing;
- 123 people in New Westminster were reported as experiencing homelessness in 2020;
- People experiencing homelessness are not a homogenous group;
- There are many reasons that people experience homelessness, including structural factors, individual and relationship factors, and systemic failures;
- Priority will be given to people who live or work in New Westminster;
- Residents will be assessed by BC Housing, the operator and local service providers to match the needs of the resident to support services;
- There is a thorough process to determine the services needed and to create a healthy resident mix;
- All residents pay rent and sign an agreement around expectations and behaviours; and,
- The construction will be modular housing which can be easily transported and assembled.

Ruby Campbell spoke in support of all of the applications and thanked staff for their work on them, noting it is difficult to find supportive housing and

underscoring how important it is, not only in terms of housing, but also in terms of prioritizing equity, diversity, inclusion and anti-racism policies and practices.

Chit Vyas expressed concerns with the proposal for 350-361 Fenton Street, and provided a brief presentation on both sides noting:

- Safety for residents is a great concern;
- The area is prone to flooding; only 50 to 70 mm of rain will overflow the open ditches, which then can't be seen;
- People living in the proposed development would have to cross any flooding in order to access transit, schools, shopping and other amenities; this and the lack of sidewalks make it a safety issue; and,
- The City must respond in order to address safe pedestrian access to transit before approval of the application takes place.

At the request of Council, Catalin Dobrescu, Utilities and Special Projects Engineer, summarized the measures the City has taken over the past five years to improve drainage on Fenton Street, including rebuilding the pump station, and staff are now focusing on local drainage barriers and illegal driveway extensions.

Lisa Leblanc, Director of Engineering Services, advised the frontage adjacent to the project would be completed with sidewalks and street lighting.

In response, Mr. Vyas noted that limiting the completion of sidewalks to the front of the lot does not address safety concerns for pedestrians who will still need to negotiate any flooding that might occur, and suggested Council take immediate action to fix the flooding; he requested City staff develop a robust and immediate plan to provide a solution.

Elliot Rossiter spoke in support of the applications, noting that previous speakers' comments are relevant in considering if there is adequate infrastructure to support the Fenton Street project. He also noted that in the face of multiple crises, urgency action is required and expediting the consultation process is sensible. He explained that the structure of the consultation is important to allow people with different life experiences to participate.

Pat Muise expressed concerns about the cost to the City, especially the value of the land being donated. He also noted concerns with alleged problems with modular homes in other communities and whether the City will be compensated for taxes, policing and other services.

At 6:53 p.m. Councillor McEvoy rose on a point of order to note that the speaker should keep comments to the applications under consideration. The Mayor agreed.

Mayor Cote advised that the City's contribution to these projects is land and this is done by other cities to build affordable housing. He also noted that modular housing is used all over the Lower Mainland and the proposed development on Sixth Street will be targeted to people who are living in New Westminster. He also noted that the Temporary Use Permit approved for a shelter in the former Army & Navy Department Store is a stopgap measure to provide temporary shelter until this project is completed.

David Brett spoke generally in support of the proposed development at 60-68 Sixth Street, but expressed concerns with concentrating services in one area for people who are disenfranchised, particularly in the downtown core. He expressed support for a more distributed housing and services strategy to keep vulnerable people away from the downtown area. He advised that while modular homes are superior to shelters, residents are often not supported to the extent that they need.

At 7:00 p.m., Councillor Nakagawa rose on a Point of Order to note that comments should be restricted to the land uses proposed in the applications, not about the people who might live in the proposed projects. Mayor Cote agreed.

Mr. Brett continued, noting he does not support the crisis response bylaw changes, because a long term problem such as homelessness does not have a quick answer, and that more supports are needed in supportive housing, particularly when it is provided in relation to recovery. He also expressed reticence in relation to the proposal for Fenton Street due to the density of the proposed development.

Robert Jost voiced concerns with the proposal for 60-68 Sixth Street, noting there is no community centre nearby, many businesses in the area have closed, and bus service has been declining in the area. He related that higher density and lower incomes do not mix, there is a cluster of other, similar housing and shelters already in the area, and that such projects should have a better regional distribution.

At 7:05 p.m., Councillor Trentadue rose on a point of order to note that comments should be restricted to the merits of the projects, not speculate on what might occur in the future. Mayor Cote agreed.

Mr. Jost continued, noting that a density equivalent to 200 units per acre is too dense, more supports are needed in supportive housing, and asked whether there would be meeting rooms and common areas in the project.

Procedural Note: The Public Hearing recessed at 7:09 p.m. to allow new speakers to join the meeting. The meeting reconvened at 7:12 p.m. Councillor Trentadue read a statement regarding the expectation that everyone at the meeting will make every attempt through their words and actions to maintain a safe and respectful environment.

Mayor Cote called for additional first-time speakers.

Dana Z. expressed concerns with the 60-68 Sixth Street proposal, particularly that future residents might gather outside and that it will be a challenge to ensure the safety of residents already in the neighbourhood.

Teresa expressed concerns regarding safety in the neighbourhood of the 60-68 Sixth Street proposal.

At 7:17 p.m., Councillor Trentadue rose on a point of order to note that comments should be restricted to the merits of the projects, and not focus on past events. Mayor Cote agreed.

Teresa continued, noting there are several similar projects in the neighbourhood, and again expressed concerns for safety.

At 7:19 p.m., Councillor Nakagawa rose on a point of order, noting that many of the comments from speakers are stigmatizing people who are homeless as dangerous and requested to not conflate these two matters. Mayor Cote agreed.

Sarina expressed concerns with the inadequacy of support for people in supportive housing, and with the safety of children in the neighbourhood of the 60-68 Sixth Street proposal.

Kevin noted concerns with the proposal for Fenton Street, especially that flooding is a concern and a real problem for the area.

Mayor Cote called for second time speakers.

Chit Vyas, speaking a second time, reiterated his opposition to the Fenton Street proposal, noting the City needs to deal with infrastructure issues prior to

building. He noted the site is not ready to support the density that will be added, and that there is currently no easy access to transit and amenities due to lacking infrastructure. He advised he would be supportive of the development if the infrastructure needs were dealt with before housing is built on the site.

David Brett, speaking a second time, noted that his support for the Sixth Street proposal is because there is a desperate need for housing now. He noted he is not generally in favour of “hurry up housing” and having to jump at Provincial opportunities when these arise. He also noted that it is not good policy to concentrate services for people who need them most in one area, and that the services should be distributed across the city and the region. He submitted that the project could have been planned out better if action had been taken earlier prior to the COVID-19 epidemic, which has exacerbated homelessness due to social distancing policies.

May spoke in opposition to the Sixth Street application, noting that it is too close to a children’s centre, open drug use in the area has increased on neighbourhood streets, and this proposal may damage the reputation of the City.

Tracy spoke in opposition to the plan, noting that residents were not given an opportunity to share their opinions and its approval might drag housing prices down.

At 7:40 p.m. Councillor Trentadue rose on a point of order to request the speaker to speak to the application and not past experiences. Mayor Cote agreed.

Ray spoke in opposition to the Sixth Street application, indicating it seems to be more of a shelter as it is described.

Mayor Cote called for any additional and repeat speakers.

Elliot Rossiter, speaking a second time, noted it is important to hear from people who have lived experiences of homelessness and housing insecurity. He noted that when these types of projects are implemented, there is often no increase in crime and no adverse effects on property values.

Robert Jost, speaking a second time, indicated he would be more comfortable if the Sixth Street proposal was more like the Fenton Street proposal, and requested to know if there would be common spaces or meeting rooms where residents can meet inside the building.

At 7:43 p.m. Councillor Trentadue rose on a point of order to request that the speaker refrain from making personal references to Council members. Mayor Cote agreed.

Ms. Armanini, John Stark, Supervisor of Community Planning and Naomi Brunemeyer, BC Housing, advised that the Sixth Street proposal will include communal spaces, a medical room, a dining room, a lounge and individual offices for confidential service provision.

In response to a question from Council, Mr. Stark also advised that residents will be supported through choosing a non-profit operator with experienced staff and a history of success, and there will be two staff present at all times along with supports in the building and in the community. He noted that New Westminster's partnerships with BC Housing have resulted in decreasing homelessness, and other municipalities that have had issues with modular housing do not have the same levels of supports and services in the community as New Westminster, and so find it difficult to make referrals. He also advised that the shelter proposed on Columbia Street will only be open from November to March, and that the 60-68 Sixth Street proposal is for long-term, secure housing to enable people to make lasting changes in their lives.

In response, Mr. Jost advised he felt better about the proposal given these explanations, and suggested that information about local support groups be given to residents.

Pat Muise, speaking a second time, noted concerns with the effects on tax rates, and voiced concerns about the future residents of the Sixth Street proposal.

Mayor Cote reminded Mr. Muise that there is a code of conduct as outlined at the beginning of the public hearing and repeated at intervals throughout the meeting, and that everyone is expected to make every attempt through their words and actions to maintain a safe and respectful environment.

Sean Hardy advised that he can see the lot where the development is proposed, and requested information regarding research on safety measures that will be implemented.

Ms. Brunemeyer advised that BC Housing considers community safety paramount in these developments, and the way this starts is by providing access to housing, which gives people a place to go. She noted the facility will have one point of access with 24/7 staffing, security cameras and appropriate lighting.

Mr. Hardy opined that it seems BC Housing have the residents interests at heart and asked how staff will ensure residents will not be outside at night.

Ms. Brunemeyer advised that these will be residents' homes and they will be able to use them as any other homeowner or renter would.

Mr. Hardy again asked about safety measures, and Mayor Cote explained that the question had been answered.

Ray, speaking a second time, requested evidence that there would be no real effect on property values, and information on the cost of running the proposed project for Sixth Street.

Mayor Cote advised that the project is being built and operated by Provincial funding. Ms. Brunemeyer advised that BC Housing owns the site, and the capital costs will be about \$11M, and operating budgets vary but are typically between \$1M and \$2M per year.

Sarina, speaking a second time, advised she lives very close to the proposed Sixth Street project, and voiced concerns that having this project at this location might be detrimental to all involved, including the residents who may not be helped due to the proximity of other shelters and the cannabis store across the street which could act as a trigger. She suggested a different location for the project.

In response to a question from Council, Mr. Stark advised that there is another modular housing project which has been operational for several years, and is assisted by an advisory committee that includes membership from the operator, Provincial agencies, parent advisory councils, the City, two schools, and residents which deals with any concerns. He noted that at the most recent meeting there were few concerns, and as a result the committee will be working on an as-needed basis since concerns expressed for that project had not materialized.

Dana requested information on the completion date for the Sixth Street project. In response, Ms. Armanini advised that BC Housing will issue a request for proposals in the spring, and then anticipates an 18 month construction period.

Ruby Campbell, speaking a second time, advised she has worked on multiple housing projects in multiple cities, and said that this is a very important project for the City.

Robert Jost, speaking a third time, requested more clarity on the effects of housing prices if the Sixth Street project is completed.

Sarina, speaking a third time, indicated she agreed that the project was important and every aspect should be carefully considered due to possible effects on the city.

Ray, speaking a second time, requested information on the level of opposition required for a project to be stopped. In response, Mayor Cote advised that a Public Hearing is not a referendum, but an opportunity for Council to hear a variety of feedback from stakeholders, after which Council will consider all information and make a decision.

May, speaking a second time, suggested the safety of children in area should be a main concern.

At 8:19 p.m. Councillor Trentadue rose on a point of order to request the speaker keep comments to the application, and not comment on other people. Mayor Cote agreed, noting that avoiding stigmatizing comments and generalizations about people in need is important to create a safe environment for all to participate in a Public Hearing.

Alice Cavanagh spoke in support of the Sixth Street project, noting the downtown area is not very welcoming now, but leaving things as they are is not the answer. She expressed the opinion that this project is a way to make things better, the location is available, and the sooner people can get into housing with supports and opportunities, the better it is for the entire city.

David Brett spoke a third time, noted that it is not stigmatizing people when residents are expressing concerns about the issue of drug use in and around the facility, as this is one of the root reasons for social housing. He explained that neighbourhood acceptance is a key factor in the success or failure of social and supportive housing, which is why a rigorous consultation process is needed.

Ms. Adin advised that BC Housing has some examples of people in supportive housing which has mitigated many of the issues raised by speakers. At the request of Council, Ms. Watt described the application process for housing, noting that BC Housing strives for a healthy tenant mix and residents go through a rigorous assessment to ascertain if they are a good fit for the housing and the community. She advised that residents must sign a program agreement and

there are consequences if that is broken, just like any other condominium or apartment building.

Percy Mackerricher expressed concerns with the proposal for Sixth Street, noting that the process does not seem thorough, and that training should be provided so that people can take care of themselves. She expressed concerns that the proposal seems like room and board and not much else.

At 8:38 p.m. Councillor Trentadue rose on a point of order to request the speaker to refrain from commenting on or making inferences about people who might become residents of the project. Mayor Cote agreed.

Ms. Mackerricher continued, noting the plan does not seem well thought out and will cost too much money.

In response, Cluny MacPherson, BC Housing, advised that residents who will benefit from locally-available services will be offered housing, drug use is only one kind of vulnerability, many people in supportive housing are working but have other vulnerabilities, and part of BC Housing's role is to help people find pathways to independent housing.

Tracy Tran expressed concerns with the assessments for potential residents and questioned how BC Housing ensures their honesty. She also noted that homeowners may lose value in their purchases, and that she felt like her opinion was not being heard.

Procedural Note: Council recessed at 8:45 p.m. and reconvened at 8:50 p.m.

Ray, speaking a third time, raised concerns with the lack of background checks and requested information on the assessment used by BC Housing, particularly if it is as detailed as a police background check.

Sarina, speaking a fourth time, noted that current residents are aware of the after-hours nature of the neighbourhood for the proposed Sixth Street project and that their concerns should be considered. She expressed concerns that this is the wrong location for the project.

Pat Muise, speaking a third time, requested information on the cost and value of the land the City is providing, as well as additional costs to the City in the future from the Sixth Street project.

Percy Mackerricher asked where she could get more information on the projects considered at the public hearing. In response, the City Clerk suggested that the BeHeard New West page is the best place to get information.

Robert Jost, speaking a fourth time, advised that like many other people, he has a mental illness and takes exception to any comments which insinuate that people who have a mental illness are bad people. He also noted that he knows people who should be in supportive housing, but are scared to apply because of potential rejection from the neighbourhood. He also requested that future information about the Sixth Street development explicitly include information about the yard available and communal areas inside the development.

Mayor Cote called a final time for speakers and none were present.

MOVED and SECONDED

THAT the Public Hearing for the following bylaws be closed:

- Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021;
- Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021
- Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021;
- Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021;
- Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021; and,
- Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Official Community Plan Amendment Bylaw (City-wide Crisis Response) No. 8285, 2021, be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Zoning Amendment Bylaw (City-wide Crisis Response) No. 8286, 2021, be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Official Community Plan Amendment Bylaw (60-68 Sixth Street) No. 8283, 2021, be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Zoning Amendment Bylaw (60-68 Sixth Street) No. 8284, 2021, be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Official Community Plan Amendment Bylaw (350-366 Fenton Street) No. 8281, 2021, be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

MOVED AND SECONDED

THAT Zoning Amendment Bylaw (350-366 Fenton Street) No. 8282, 2021, be referred to Council for Third Reading.

Carried.

All members present voted in favour of the motion.

4. END OF PUBLIC HEARING

The meeting ended at 9:03 p.m.

Jonathan X. Cote

MAYOR

Jacque Killawee

CITY CLERK